HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Regina CMA

Date Released: First Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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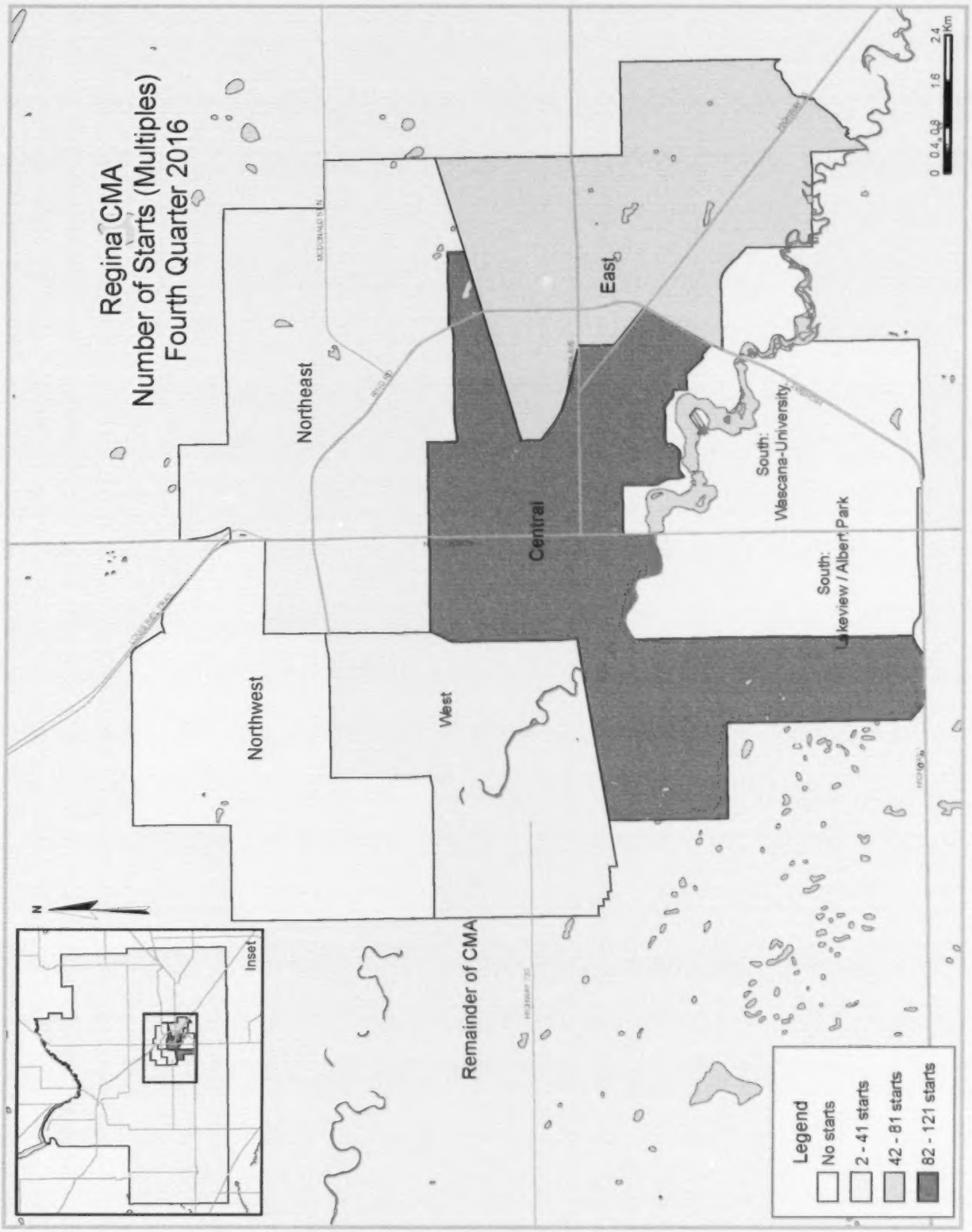
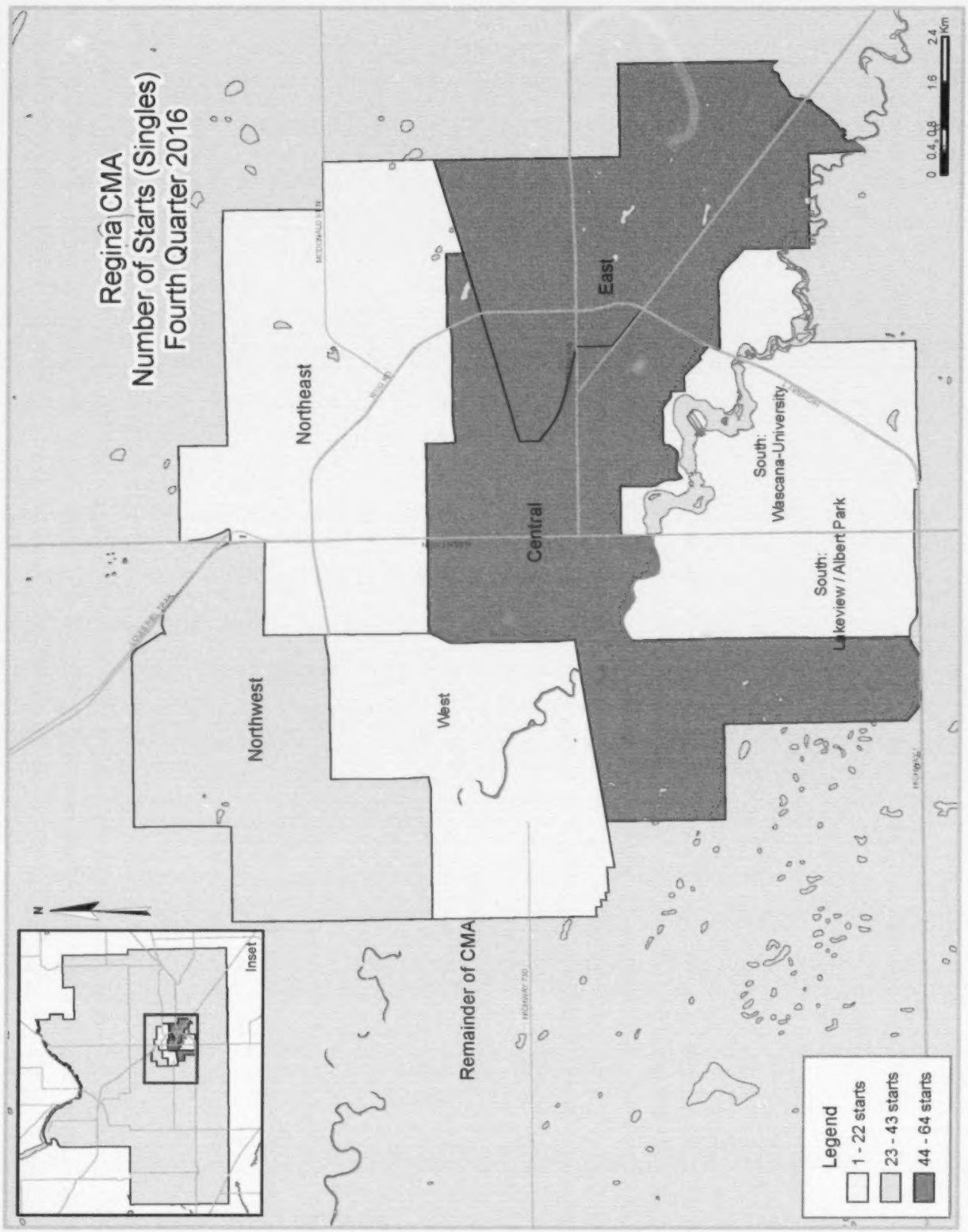
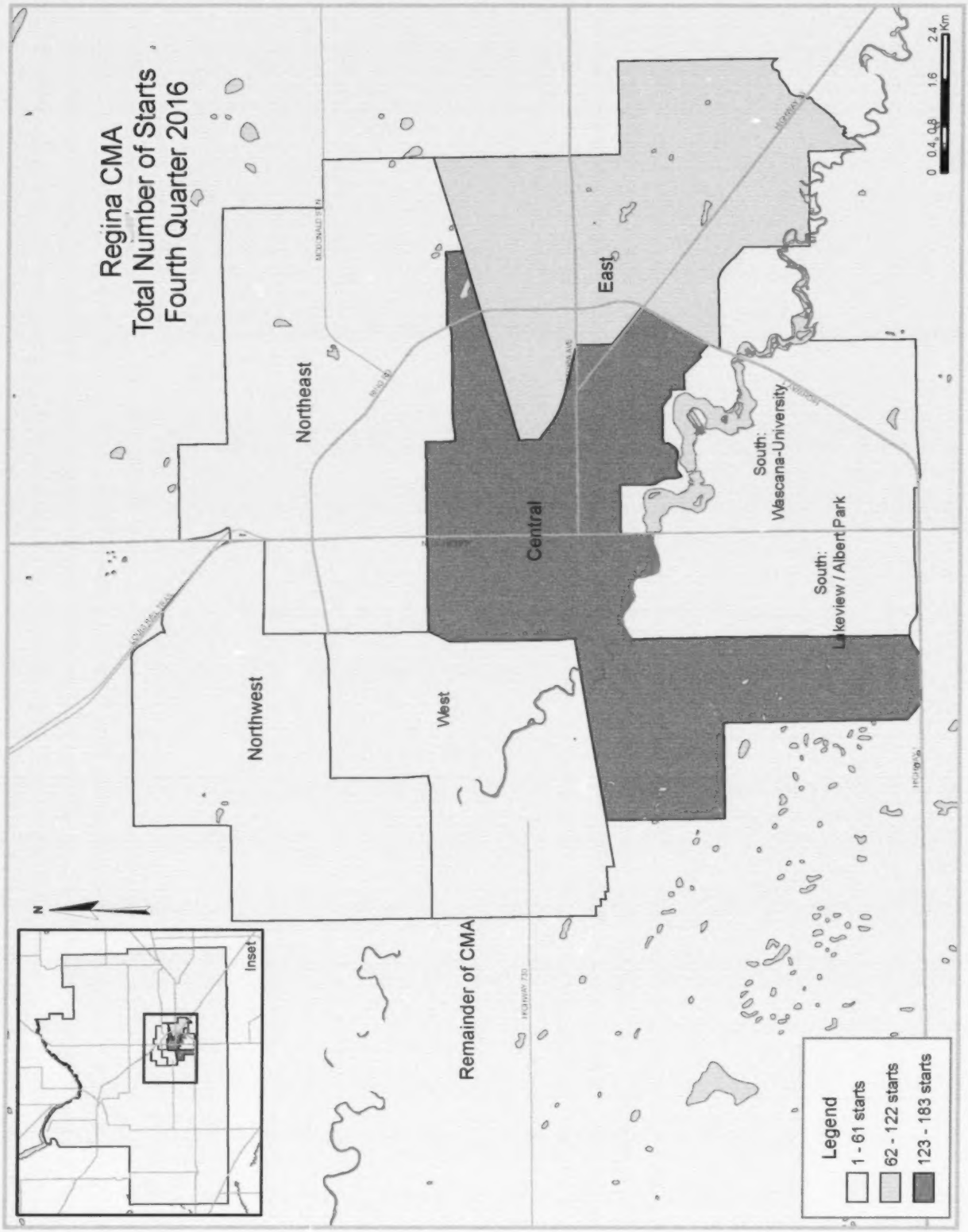
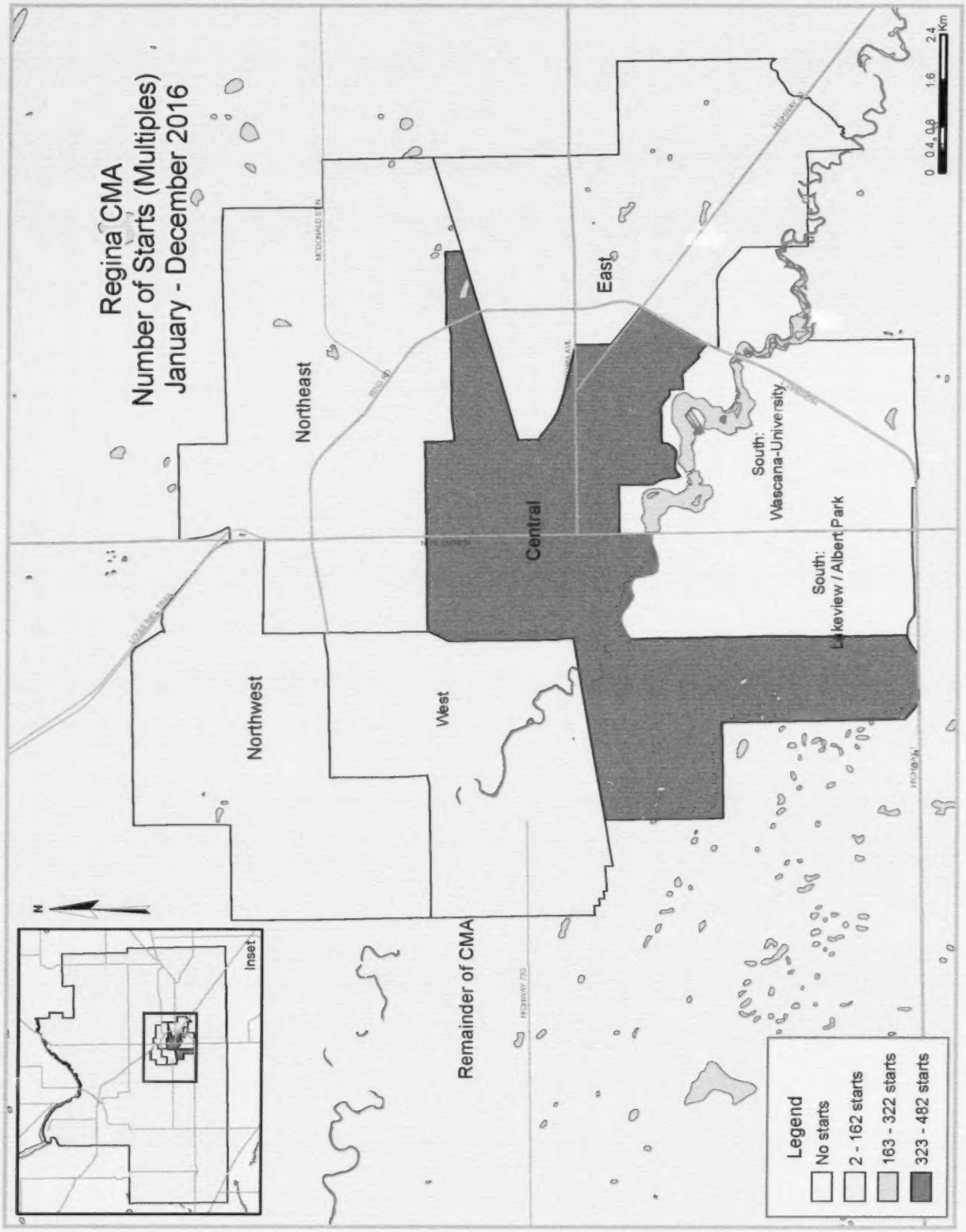
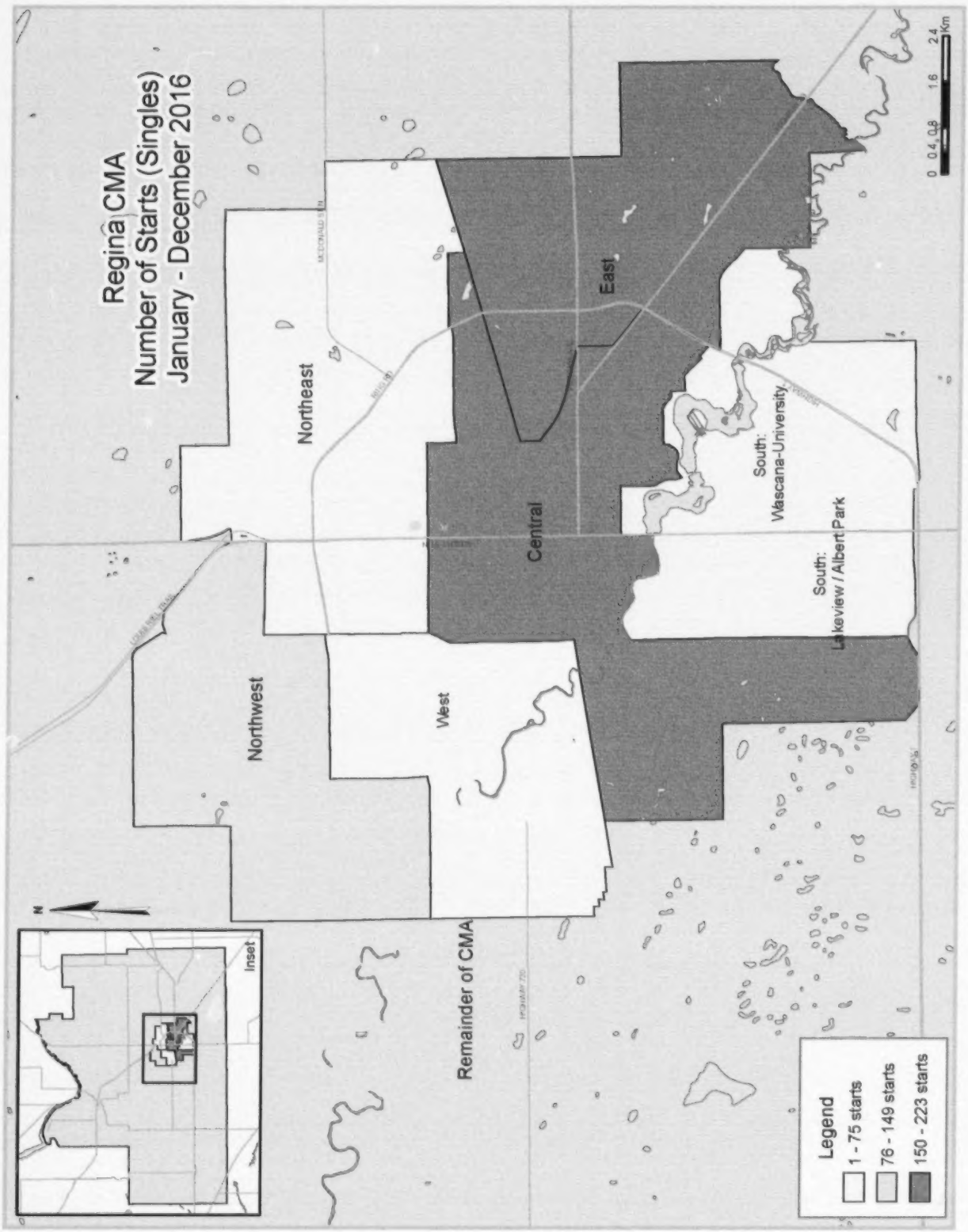
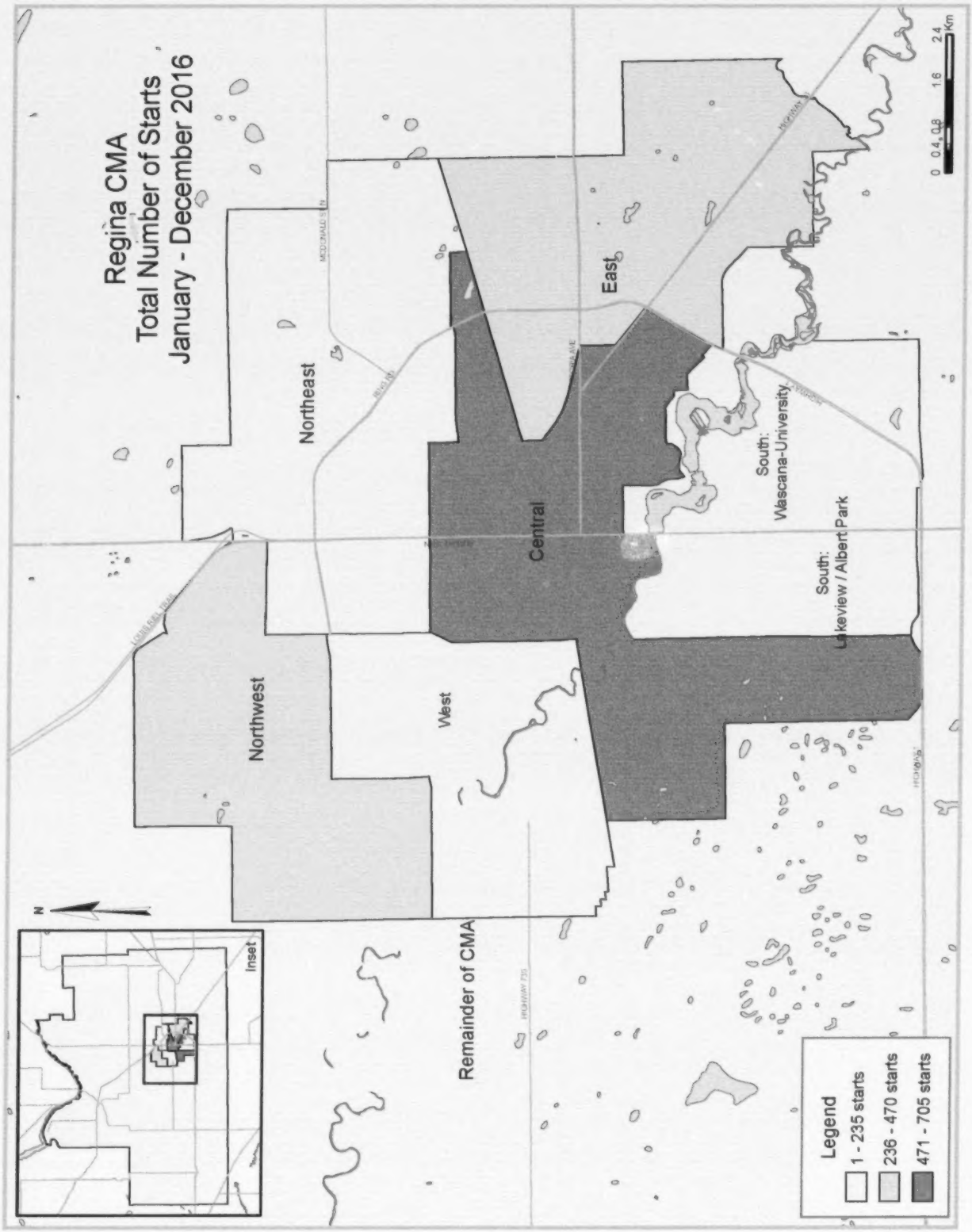

Regina CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
2 - 41 starts
42 - 81 starts
82 - 121 starts


Regina CMA
Number of Starts (Singles)
Fourth Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
1 - 22 starts
23 - 43 starts
44 - 64 starts


Regina CMA
Total Number of Starts
Fourth Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
1 - 61 starts
62 - 122 starts
123 - 183 starts


Regina CMA
Number of Starts (Multiples)
January - December 2016
Northeast
East
Central
South: Wascana-University
South: Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
2 - 162 starts
163 - 322 starts
323 - 482 starts


Regina CMA
Number of Starts (Singles)
January - December 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
1 - 75 starts
76 - 149 starts
150 - 223 starts


Regina CMA
Total Number of Starts
January - December 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
1 - 235 starts
236 - 470 starts
471 - 705 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Regina CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	513	667	754	701	569	673	673	639
Multiples	1,084	896	852	360	1,332	1,206	1,190	1,252
Total	1,597	1,563	1,606	1,061	1,901	1,880	1,863	1,891
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	589	709	149	187	25.5%	513	667	30.0%
Multiples	1,656	848	218	212	-2.8%	1,084	896	-17.3%
Total	2,245	1,557	367	399	8.7%	1,597	1,563	-2.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Regina CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	187	44	26	0	43	0	4	95	399
Q4 2015	149	26	19	0	26	0	8	139	367
% Change	25.5	69.2	36.8	n/a	65.4	n/a	-50.0	-31.7	8.7
Year-to-date 2016	665	140	83	1	148	60	31	435	1,563
Year-to-date 2015	508	74	40	1	123	135	16	700	1,597
% Change	30.9	89.2	107.5	0.0	20.3	-55.6	93.8	-37.9	-2.1
UNDER CONSTRUCTION									
Q4 2016	430	68	42	0	99	49	31	606	1,325
Q4 2015	486	40	29	1	98	290	9	705	1,658
% Change	-11.5	70.0	44.8	-100.0	1.0	-83.1	**	-14.0	-20.1
COMPLETIONS									
Q4 2016	228	50	17	1	50	125	8	46	525
Q4 2015	245	50	46	0	40	92	13	219	705
% Change	-6.9	0.0	-63.0	n/a	25.0	35.9	-38.5	-79.0	-25.5
Year-to-date 2016	697	110	64	2	133	243	27	520	1,796
Year-to-date 2015	716	114	110	2	204	428	55	714	2,343
% Change	-2.7	-3.5	-41.8	0.0	-34.8	-43.2	-50.9	-27.2	-23.3
COMPLETED & NOT ABSORBED									
Q4 2016	91	30	17	2	37	219	n/a	n/a	396
Q4 2015	138	37	33	2	71	276	n/a	n/a	557
% Change	-34.1	-18.9	-48.5	0.0	-47.9	-20.7	n/a	n/a	-28.9
ABSORBED									
Q4 2016	208	40	10	1	34	77	n/a	n/a	370
Q4 2015	208	41	29	0	49	41	n/a	n/a	368
% Change	0.0	-2.4	-65.5	n/a	-30.6	87.8	n/a	n/a	0.5
Year-to-date 2016	740	117	78	2	131	298	n/a	n/a	1,366
Year-to-date 2015	734	109	77	2	217	343	n/a	n/a	1,482
% Change	0.8	7.3	1.3	0.0	-39.6	-13.1	n/a	n/a	-7.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2016	62	20	0	0	10	0	4	87	183
Q4 2015	48	0	10	0	6	0	8	131	203
South: Lakeview / Albert Park									
Q4 2016	2	0	0	0	0	0	0	0	2
Q4 2015	1	0	0	0	0	0	0	0	1
South: Wascana-Univerity									
Q4 2016	1	0	0	0	0	0	0	0	1
Q4 2015	0	0	0	0	0	0	0	0	0
East									
Q4 2016	64	22	23	0	8	0	0	0	117
Q4 2015	21	22	9	0	4	0	0	0	56
West									
Q4 2016	4	2	3	0	6	0	0	6	21
Q4 2015	0	0	0	0	0	0	0	0	0
Northeast									
Q4 2016	3	0	0	0	0	0	0	2	5
Q4 2015	3	0	0	0	0	0	0	4	7
Northwest									
Q4 2016	20	0	0	0	0	0	0	0	20
Q4 2015	33	4	0	0	0	0	0	0	37
Remainder of the CMA									
Q4 2016	23	0	0	0	19	0	0	0	42
Q4 2015	38	0	0	0	16	0	0	0	54
Regina CMA									
Q4 2016	187	44	26	0	43	0	4	95	399
Q4 2015	149	26	19	0	26	0	8	139	367

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q4 2016	119	22	12	0	37	43	29	417	679
Q4 2015	113	2	14	0	26	99	7	576	837
South: Lakeview / Albert Park									
Q4 2016	6	0	0	0	0	0	0	0	6
Q4 2015	12	0	0	0	0	0	0	2	14
South: Wascana-Univerity									
Q4 2016	1	0	0	0	0	0	0	0	1
Q4 2015	4	0	0	0	0	0	0	0	4
East									
Q4 2016	101	38	22	0	31	6	0	0	198
Q4 2015	82	30	11	1	29	191	0	0	344
West									
Q4 2016	9	2	8	0	6	0	0	98	123
Q4 2015	1	0	0	0	0	0	2	81	84
Northeast									
Q4 2016	5	0	0	0	0	0	1	10	16
Q4 2015	4	0	0	0	9	0	0	40	53
Northwest									
Q4 2016	34	6	0	0	0	0	1	79	120
Q4 2015	60	6	0	0	0	0	0	2	68
Remainder of the CMA									
Q4 2016	133	0	0	0	25	0	0	0	158
Q4 2015	195	2	0	0	34	0	0	0	231
Regina CMA									
Q4 2016	430	68	42	0	99	49	31	606	1,325
Q4 2015	486	40	29	1	98	290	9	705	1,658

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q4 2016	72	12	10	0	35	78	2	32	241
Q4 2015	109	10	32	0	16	44	7	52	270
South: Lakeview / Albert Park									
Q4 2016	2	0	0	0	0	0	1	0	3
Q4 2015	4	0	0	0	0	0	0	0	4
South: Wascana-Univerity									
Q4 2016	0	0	0	0	0	0	0	0	0
Q4 2015	0	0	0	0	0	0	0	0	0
East									
Q4 2016	44	22	0	1	5	47	1	0	120
Q4 2015	61	20	14	0	20	48	0	167	330
West									
Q4 2016	2	0	7	0	0	0	0	6	15
Q4 2015	1	2	0	0	0	0	0	0	3
Northeast									
Q4 2016	1	0	0	0	0	0	0	0	1
Q4 2015	4	2	0	0	0	0	3	0	9
Northwest									
Q4 2016	34	16	0	0	0	0	4	4	58
Q4 2015	27	12	0	0	0	0	0	0	39
Remainder of the CMA									
Q4 2016	56	0	0	0	10	0	0	0	66
Q4 2015	28	4	0	0	4	0	0	0	36
Regina CMA									
Q4 2016	228	50	17	1	50	125	8	46	525
Q4 2015	245	50	46	0	40	92	13	219	705

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q4 2016	25	6	8	0	12	84	n/a	n/a	135
Q4 2015	56	9	25	0	31	141	n/a	n/a	262
South: Lakeview / Albert Park									
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
South: Wascana-Univerity									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
East									
Q4 2016	29	9	2	1	10	131	n/a	n/a	182
Q4 2015	37	12	8	1	12	117	n/a	n/a	187
West									
Q4 2016	1	0	7	0	0	0	n/a	n/a	8
Q4 2015	0	1	0	0	3	0	n/a	n/a	4
Northeast									
Q4 2016	2	2	0	0	1	0	n/a	n/a	5
Q4 2015	3	2	0	0	2	0	n/a	n/a	7
Northwest									
Q4 2016	17	13	0	1	14	4	n/a	n/a	49
Q4 2015	16	13	0	1	20	18	n/a	n/a	68
Remainder of the CMA									
Q4 2016	4	0	0	0	0	0	n/a	n/a	4
Q4 2015	16	0	0	0	3	0	n/a	n/a	19
Regina CMA									
Q4 2016	91	30	17	2	37	219	n/a	n/a	396
Q4 2015	138	37	33	2	71	276	n/a	n/a	557

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2016	66	11	7	0	25	58	n/a	n/a	167
Q4 2015	93	5	18	0	15	16	n/a	n/a	147
South: Lakeview / Albert Park									
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
Q4 2015	4	0	0	0	0	0	n/a	n/a	4
South: Wascana-Univerity									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
East									
Q4 2016	38	19	3	1	8	13	n/a	n/a	82
Q4 2015	51	20	11	0	20	25	n/a	n/a	127
West									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	1	1	0	0	1	0	n/a	n/a	3
Northeast									
Q4 2016	3	0	0	0	1	0	n/a	n/a	4
Q4 2015	1	0	0	0	2	0	n/a	n/a	3
Northwest									
Q4 2016	31	10	0	0	0	6	n/a	n/a	47
Q4 2015	27	11	0	0	7	0	n/a	n/a	45
Remainder of the CMA									
Q4 2016	56	0	0	0	0	0	n/a	n/a	56
Q4 2015	20	4	0	0	4	0	n/a	n/a	28
Regina CMA									
Q4 2016	208	40	10	1	34	77	n/a	n/a	370
Q4 2015	208	41	29	0	49	41	n/a	n/a	368

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Regina CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	665	140	83	1	148	60	31	435	1,563
% Change	30.9	89.2	107.5	0.0	20.3	-55.6	93.8	-37.9	-2.1
2015	508	74	40	1	123	135	16	700	1,597
% Change	-27.5	-46.4	-64.6	-50.0	-37.6	-17.2	-50.0	-20.2	-28.2
2014	701	138	113	2	197	163	32	877	2,223
% Change	-43.7	43.8	**	n/a	-49.7	-73.6	14.3	19.2	-28.8
2013	1,246	96	7	0	392	617	28	736	3,122
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Central	62	48	24	2	10	22	87	131	183	203	-9.9
South: Lakeview / Albert Park	2	1	0	0	0	0	0	0	2	1	100.0
South: Wascana-Univerity	1	0	0	0	0	0	0	0	1	0	n/a
East	64	21	22	22	31	13	0	0	117	56	108.9
West	4	0	2	0	9	0	6	0	21	0	n/a
Northeast	3	3	0	0	0	0	2	4	5	7	-28.6
Northwest	20	33	0	4	0	0	0	0	20	37	-45.9
Remainder of the CMA	23	38	0	0	19	16	0	0	42	54	-22.2
Regina CMA	187	149	48	28	69	51	95	139	399	367	8.7

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	223	189	76	8	94	47	312	722	705	966	-27.0
South: Lakeview / Albert Park	7	9	0	0	0	0	0	2	7	11	-36.4
South: Wascana-Univerity	1	1	0	0	0	0	0	0	1	1	0.0
East	154	86	74	60	71	73	0	101	299	320	-6.6
West	11	2	2	0	21	0	102	0	136	2	**
Northeast	10	12	0	2	0	9	2	12	12	35	-65.7
Northwest	98	78	22	10	0	0	79	2	199	90	121.1
Remainder of the CMA	126	117	0	8	35	20	0	0	161	145	11.0
Regina CMA	667	513	174	88	221	149	501	847	1,563	1,597	-2.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	10	16	0	6	0	0	87	131
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	31	13	0	0	0	0	0	0
West	9	0	0	0	0	0	6	0
Northeast	0	0	0	0	0	0	2	4
Northwest	0	0	0	0	0	0	0	0
Remainder of the CMA	19	16	0	0	0	0	0	0
Regina CMA	69	45	0	6	0	0	95	139

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	94	41	0	6	66	108	246	614
South: Lakeview / Albert Park	0	0	0	0	0	0	0	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	71	73	0	0	0	35	0	66
West	21	0	0	0	0	0	102	0
Northeast	0	9	0	0	0	0	2	12
Northwest	0	0	0	0	0	0	79	2
Remainder of the CMA	35	20	0	0	0	0	0	0
Regina CMA	221	143	0	6	66	147	435	700

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	82	58	10	6	91	139	183	203
South: Lakeview / Albert Park	2	1	0	0	0	0	2	1
South: Wascana-Univerity	1	0	0	0	0	0	1	0
East	109	52	8	4	0	0	117	56
West	9	0	6	0	6	0	21	0
Northeast	3	3	0	0	2	4	5	7
Northwest	20	37	0	0	0	0	20	37
Remainder of the CMA	23	38	19	16	0	0	42	54
Regina CMA	257	194	43	26	99	147	399	367

Table 2.5: Starts by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	293	213	136	126	276	627	705	966
South: Lakeview / Albert Park	7	9	0	0	0	2	7	11
South: Wascana-Univerity	1	1	0	0	0	0	1	1
East	267	158	32	96	0	66	299	320
West	28	2	6	0	102	0	136	2
Northeast	9	11	0	9	3	15	12	35
Northwest	120	88	0	0	79	2	199	90
Remainder of the CMA	126	117	35	28	0	0	161	145
Regina CMA	888	622	209	259	466	716	1,563	1,597

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Central	72	114	14	12	45	46	110	98	241	270	-10.7
South: Lakeview / Albert Park	3	4	0	0	0	0	0	0	3	4	-25.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	46	61	22	20	5	34	47	215	120	330	-63.6
West	2	1	0	2	7	0	6	0	15	3	**
Northeast	1	7	0	2	0	0	0	0	1	9	-88.9
Northwest	38	27	16	12	0	0	4	0	58	39	48.7
Remainder of the CMA	56	28	0	8	10	0	0	0	66	36	83.3
Regina CMA	235	256	52	56	67	80	171	313	525	705	-25.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	214	292	30	48	87	138	521	391	852	869	-2.0
South: Lakeview / Albert Park	12	9	0	0	0	0	2	2	14	11	27.3
South: Wascana-Univerity	4	0	0	0	0	0	0	0	4	0	n/a
East	135	138	66	50	56	87	113	657	370	932	-60.3
West	3	2	2	2	7	9	6	12	18	25	-28.0
Northeast	8	8	0	10	9	28	32	18	49	64	-23.4
Northwest	121	111	22	38	0	36	83	64	226	249	-9.2
Remainder of the CMA	184	123	6	14	30	0	0	0	220	137	60.6
Regina CMA	712	737	126	162	189	298	769	1,146	1,796	2,343	-23.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	45	46	0	0	78	46	32	52
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	5	34	0	0	47	48	0	167
West	7	0	0	0	0	0	6	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	0	0	4	0
Remainder of the CMA	10	0	0	0	0	0	0	0
Regina CMA	67	80	0	0	125	94	46	219

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	81	138	6	0	136	271	385	120
South: Lakeview / Albert Park	0	0	0	0	0	0	2	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	56	87	0	0	113	161	0	496
West	7	9	0	0	0	0	6	12
Northeast	9	28	0	0	0	0	32	18
Northwest	0	36	0	0	0	0	83	64
Remainder of the CMA	30	0	0	0	0	0	0	0
Regina CMA	183	298	6	0	249	432	520	714

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Central	94	151	113	60	34	59	241	270
South: Lakeview / Albert Park	2	4	0	0	1	0	3	4
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	66	95	53	68	1	167	120	330
West	9	3	0	0	6	0	15	3
Northeast	1	6	0	0	0	3	1	9
Northwest	50	39	0	0	8	0	58	39
Remainder of the CMA	56	32	10	4	0	0	66	36
Regina CMA	295	341	176	132	54	232	525	705

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	257	377	193	332	402	160	852	869
South: Lakeview / Albert Park	10	8	0	0	4	3	14	11
South: Wascana-Univerity	4	0	0	0	0	0	4	0
East	227	208	142	228	1	496	370	932
West	10	13	0	0	8	12	18	25
Northeast	7	7	9	28	33	29	49	64
Northwest	139	149	0	36	87	64	226	249
Remainder of the CMA	186	127	34	10	0	0	220	137
Regina CMA	871	940	378	634	547	769	1,796	2,343

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2016	11	17.2	9	14.1	13	20.3	16	25.0	15	23.4	64	450,000	440,337
Q4 2015	6	6.7	12	13.5	26	29.2	19	21.3	26	29.2	89	-	-
Year-to-date 2016	27	11.7	58	25.1	48	20.8	44	19.0	54	23.4	231	430,000	428,764
Year-to-date 2015	21	7.4	55	19.4	56	19.8	60	21.2	91	32.2	283	470,000	512,695
South: Lakeview / Albert Park													
Q4 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q4 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
South: Wascana-University													
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
East													
Q4 2016	0	0.0	2	5.1	4	10.3	5	12.8	28	71.8	39	590,000	608,822
Q4 2015	0	0.0	4	8.0	3	6.0	6	12.0	37	74.0	50	-	679,669
Year-to-date 2016	2	1.4	4	2.9	14	10.0	23	16.4	97	69.3	140	570,000	611,979
Year-to-date 2015	0	0.0	5	3.6	15	10.9	16	11.6	102	73.9	138	-	663,319
West													
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Northeast													
Q4 2016	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Q4 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	3	42.9	1	14.3	2	28.6	0	0.0	1	14.3	7	-	-
Year-to-date 2015	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Northwest													
Q4 2016	1	3.2	9	29.0	8	25.8	9	29.0	4	12.9	31	-	413,213
Q4 2015	0	0.0	10	38.5	5	19.2	3	11.5	8	30.8	26	-	403,255
Year-to-date 2016	4	3.4	43	37.1	37	31.9	19	16.4	13	11.2	116	410,000	416,264
Year-to-date 2015	2	1.6	39	32.0	34	27.9	19	15.6	28	23.0	122	420,000	463,205
Remainder of the CMA													
Q4 2016	18	36.0	8	16.0	6	12.0	5	10.0	13	26.0	50	-	376,017
Q4 2015	0	0.0	3	15.8	2	10.5	2	10.5	12	63.2	19	-	-
Year-to-date 2016	48	27.9	20	11.6	16	9.3	22	12.8	66	38.4	172	375,000	473,994
Year-to-date 2015	14	12.5	15	13.4	18	16.1	14	12.5	51	45.5	112	-	464,484
Regina CMA													
Q4 2016	30	15.2	29	14.6	34	17.2	36	18.2	69	34.8	198	460,000	495,170
Q4 2015	8	4.1	29	14.7	37	18.8	30	15.2	93	47.2	197	490,000	551,935
Year-to-date 2016	84	11.9	127	18.1	122	17.4	111	15.8	259	36.8	703	455,000	518,752
Year-to-date 2015	39	5.5	116	16.3	129	18.2	116	16.3	310	43.7	710	475,000	529,798

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Central	440,337	-	n/a	428,764	512,695	-16.4
South: Lakeview / Albert Park	-	-	n/a	-	-	n/a
South: Wascana-Univerity	-	-	n/a	-	-	n/a
East	608,822	679,669	-10.4	611,979	663,319	-7.7
West	-	-	n/a	-	-	n/a
Northeast	-	-	n/a	-	-	n/a
Northwest	413,213	403,255	2.5	416,264	463,205	-10.1
Remainder of the CMA	376,017	-	n/a	473,994	464,484	2.0
Regina CMA	495,170	551,935	-10.3	518,752	529,798	-2.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Regina

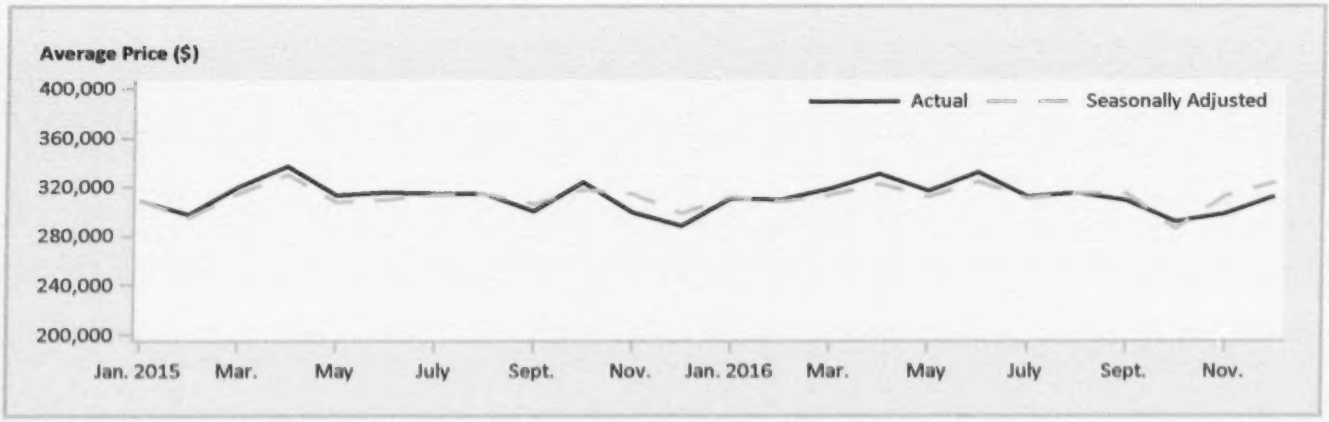


Figure 5.2: MLS® Residential Sales for Regina

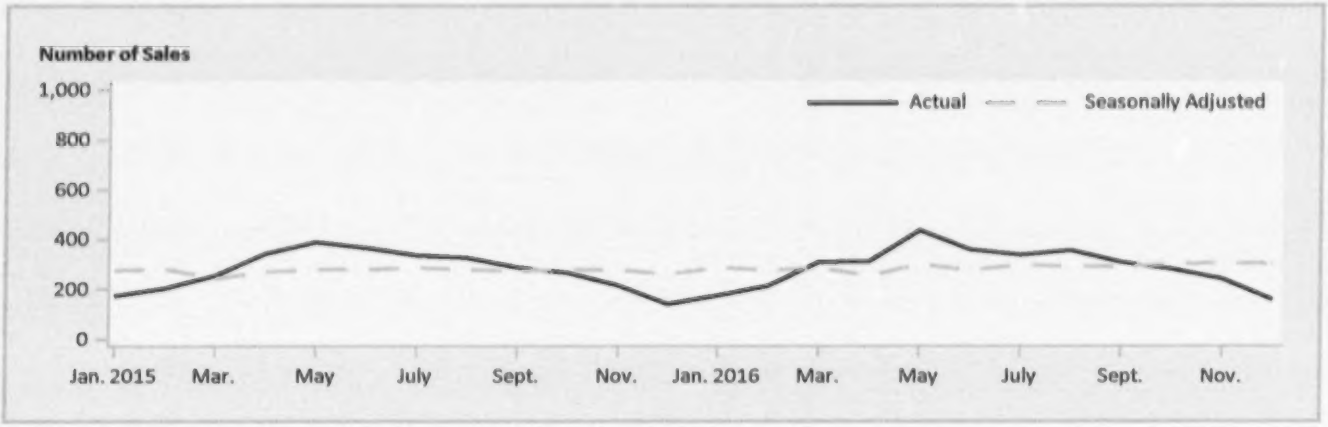
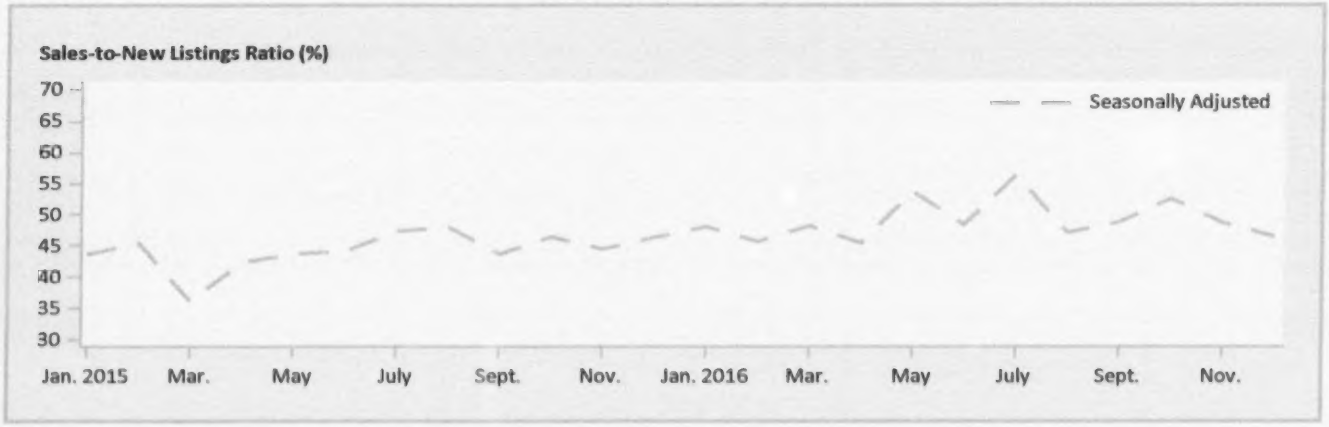


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Regina



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	159.6	128.9	137.7	4.1	73.2	1,015
	February	567	2.89	4.74	159.1	130.1	137.5	4.6	73.3	1,023
	March	567	2.89	4.74	158.9	131.4	138.0	4.8	73.6	1,038
	April	561	2.89	4.64	156.9	131.4	137.8	4.6	73.3	1,040
	May	561	2.89	4.64	157.2	131.9	137.9	4.4	73.1	1,045
	June	561	2.89	4.64	157.2	132.4	137.9	4.2	72.7	1,035
	July	561	2.89	4.64	157.2	132.2	137.9	4.2	72.7	1,023
	August	561	2.89	4.64	156.9	132.4	136.9	4.2	72.0	1,015
	September	561	2.89	4.64	157.2	131.7	136.8	4.4	71.9	1,015
	October	561	2.89	4.64	157.1	132.4	137.6	4.1	72.0	1,010
	November	561	3.14	4.64	157.0	132.4	138.7	4.0	72.4	1,009
	December	561	3.14	4.64	157.7	131.3	139.5	4.2	72.9	1,019
2016	January	561	3.14	4.64	158.0	131.5	140	4.3	73.1	1,040
	February	561	3.14	4.64	158.0	131.6	138.4	4.6	72.5	1,058
	March	561	3.14	4.64	158.0	132.9	138.0	5.0	72.4	1,057
	April	561	3.14	4.64	157.9	133.1	137.9	5.4	72.6	1,058
	May	561	3.14	4.64	157.2	133.5	139.6	5.4	73.5	1,052
	June	561	3.14	4.64	157.4	134.2	140.0	5.6	73.8	1,047
	July	567	3.14	4.74	157.6	133.5	140.2	5.5	73.6	1,048
	August	567	3.14	4.74	156.8	133.2	140.2	5.5	73.5	1,047
	September	561	3.14	4.64	156.8	133.1	139.5	5.2	72.8	1,068
	October	561	3.14	4.64	156.7	133.4	139.1	5.4	72.7	1,073
	November	561	3.14	4.64	156.2	132.4	139.1	5.4	72.6	1,078
	December	561	3.14	4.64		132.2	139.4	5.4	72.8	1,062

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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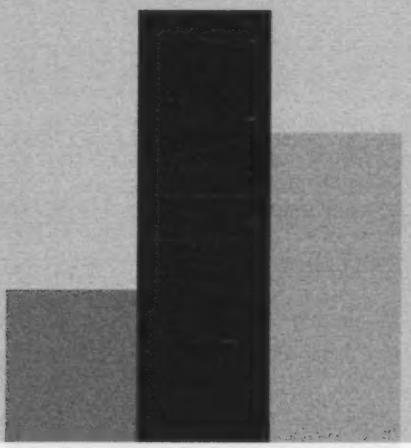

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